

Know all Men by these Presents,

008314

That

we, Gerald L. Vigue and Bethany E. Vigue,

in consideration of one dollar and other valuable considerations

paid by 823 Congress Street Associates

whose mailing address is

148 Middle Street, Portland, Maine

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said 823 Congress Street Associates

their heirs and assigns forever, a certain lot of parcel of land in Waterville, Kennebec County, State of Maine, with the buildings thereon, bounded and described as follows:

Parcel 1: Beginning at the westerly corner of land of Martin F. Bartlett, et als in the northeasterly line of a proposed extension of Walnut Street; thence northeasterly in the northwesterly line of said land of Bartlett et als one hundred thirty-two (132) feet; thence northwesterly at right angles and in a line parallel to said northeasterly line of said proposed extension of Walnut Street one hundred and twenty-eight (128) feet; thence southwesterly at right angles and in a line parallel with the northwesterly line of land of said Bartlett et als one hundred thirty-two (132) feet to the northeasterly line of said proposed extension of Walnut Street; thence southeasterly in the northeasterly line of said proposed extension of Walnut Street to the point of beginning.

Also a right of way, in common with others, over said proposed extension of Walnut Street which is fifty feet (50) wide, from the westerly corner of land hereby conveyed to Walnut Street.

Meaning and intending to convey the same premises conveyed to the within Grantors by Warranty Deed of the City of Waterville, dated July 28, 1975 and recorded in Kennebec County Registry of Deeds, Book 1835, Page 287.

Parcel 2: Beginning at a stone monument in the southerly line of land formerly owned by Charles Pepper and now supposed to be owned by one George John, said line being the northerly line of land conveyed to Seraphin Lessard and Sarah Lessard by deed of George Chamberlain dated March 23, 1921 and recorded in Kennebec Registry of Deeds in Book 594, Page 266, which said monument and point of beginning is sixty-eight and five tenths (68.5) feet easterly, measured on said line from a monument in the easterly line of land owned by Ann M. Pulsifer previous to the year 1906 A.D.; thence running westerly sixty-eight and five tenths (68.5) feet to said monument in said easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.; thence running southerly along the easterly line of said land owned by said Ann M. Pulsifer previous to 1906 A.D. the distance of twenty-five and three tenths (25.3) feet to a point one rod northerly from the northerly line of land formerly of the late Joseph Willette, now supposed to be of one Dennis, measuring in a line at right angles to said northerly line of said Willette or Dennis land; thence easterly in and along a line parallel with the said northerly line of said Willette or Dennis land, and one rod distant therefrom, seventy-seven and six tenths (77.6) feet to a stone monument in said parallel line aforesaid; thence northerly in a straight line thirty-five and five tenths (35.5) feet to the point of beginning. The above described parcel of land is 68.5 feet long on its northerly side, 25.3 feet on its westerly side, 77.6 feet long on its southerly side and 35.5 feet on its easterly side.

ALSO a right of way to be used by the said grantees, their heirs and assigns, in common with others over a strip of land one rod wide lying between the southerly line of land hereby conveyed and land now or formerly of Seraphin Lessard and Sarah Lessard on the one side, and the northerly line of said Willette or Dennis land and that of one Roy on the other side, from the westerly line of Front Street to the easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.

ALSO another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit: BEGINNING at the northwesterly corner of land of Sara Lessard, it being also the northeasterly corner of land of Sarah Mathieu; thence in a southerly direction along the westerly line of land of Sara Lessard and the easterly line of land of Sarah Mathieu, thirty-five (35) feet to the southerly line of land of Sara Lessard and the northerly line of a passway; thence easterly along Sara Lessard's southerly line and the northerly line of passway

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twenty-five (25) feet; thence northerly at right angles in a line parallel with Sara Leonard's westerly line and Sarah Mathieu's easterly line about thirty-five (35) feet to Sara Leonard's northerly line; thence westerly along Sara Leonard's northerly line twenty-five (25) feet to point of beginning.

MEANING and intending to convey a strip of land twenty-five (25) feet in depth and the entire width of the lot from the westerly end of the lot or parcel of land conveyed to Scraphin Leonard and Sara Leonard by warranty deed of George Chamberlain date March 23, 1921 and recorded in the Kennebec County Registry of Deeds in Book 594, Page 266.

MEANING and intending to convey the same premises conveyed to the within Grantors by Warranty Deed of Timothy Joler and Linda Joler, dated January 23, 1981 and recorded in Kennebec County Registry of Deeds in Book 2353, Page 219.

Parcel 3: Westerly by College Avenue; northerly by the premises formerly of the Delta Kappa Epsilon Fraternity; easterly by land now or formerly of William S. Wing and land formerly of R. L. Lewis; and southerly by the former homestead premises of the late Arthur J. Alden. Excepting and reserving from the conveyance of this parcel of land, however, what rights and title therein were conveyed by J. F. Caffrey et al to Samuel McCausland et al by deed dated December 5, 1854, and recorded in Kennebec Registry of Deeds, Book 186, Page 492. Said premises are the same described in warranty deed from Mary W. Caffrey to Ann M. Folsifer, dated February 26, 1874, and recorded in said registry, Book 295, Page 525.

ALSO another lot or parcel of land, with the buildings thereon, situated in said Waterville, and being a strip of land one rod in width and extending from the easterly line of the above described parcel to Front Street. Said strip is bounded and described as follows, to wit:

Easterly by Front Street; southerly by land now or formerly of one Roy, and land formerly of Joseph Willette and now or formerly of Octave Denis; westerly by the first parcel of land hereby conveyed; and northerly by land conveyed by said Nora F. Thayer et al to George Chamberlain by deed dated January 15, 1921, and recorded in said Registry, Book 597, Page 3. The conveyance of this strip of land is made subject to the right of way over the same as described in said deed to George Chamberlain, and said right of way is excepted and reserved from this conveyance. This conveyance is subject to all the terms and conditions of an agreement made with one Peter Vigue with respect to the use of a sewer located on the above described strip of land as described in an instrument recorded in the Kennebec Registry of Deeds in Book 671, Page 74, to which reference may be had. Also excepting and reserving from this conveyance any other rights in or over said strip of land which may have been heretofore granted.

Except for the above referred to agreement with Peter Vigue recorded in the Kennebec Registry of Deeds, Book 671, Page 74, the above described parcels are the same as described in a deed of Nora F. Thayer et al to Samuel Wein et al, dated January 11, 1923, and recorded in said Registry, in Book 609, Page 410.

Being the same premises conveyed to the within Grantors by Warranty Deed of Samuel Wein, dated July 30, 1967, and recorded in Kennebec County Registry of Deeds, Book 1446, Page 371.

Parcel 4: The property is located at 56 Silver Street in said Waterville and being the same premises conveyed to Louis L. P. Loubier et al by deed of Aureole Leblanc, dated September 10, 1965, and recorded in Kennebec Registry of Deeds, Book 1394, Page 183, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

ALSO another certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:

The property is located at 58 Silver Street, in said Waterville and being the same premises conveyed to Louis L. P. Loubier et al by deed of Luke Lacombe and Juliette Lacombe, date March 13, 1959 and recorded in said Registry, in Book 1145, Page 321, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

MEANING and intending to convey the same premises conveyed to the within Grantor by Warranty Deed of Lloyd W. Emery and Yvette C. Emery, dated August 23, 1982, and recorded in Kennebec County Registry of Deeds, Book , Page

POOR ORIGINAL AT TIME OF RECORDING

Grantors herein retain the right to manage the above described real estate and Grantors shall retain the rental income therefrom until April 1, 1987.

Grantors herein shall retain the duty to maintain the above described real estate in reasonable repair and be responsible for the expenses incurred therein until April 1, 1987.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **823 Congress Street Associates**

their heirs and assigns, to ~~them~~ and their use and behoof forever.

And we do **covenant** with the said Grantee, their heirs and assigns, that we lawfully seized in fee of the premises, that they are free of all encumbrances except for existing mortgages and liens.

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **Gerald L. Vigue** and **Bethany E. Vigue**

~~and~~

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 30th day of the month of December, A.D. 1986.

Signed, Sealed and Delivered

in presence of

Patricia Johnson

[Signature]
Gerald L. Vigue

[Signature]
Bethany E. Vigue

State of Maine, County of

ss.

December 30, 1986.

Then personally appeared the above named

Gerald L. Vigue and Bethany E. Vigue

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

Notary Public
Attorney at Law

Printed Name, Dale S. Macklin

RECEIVED KENNEBEC SS.

1987 APR 21 AM 9:00

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